REFERENCE TITLE: property tax and assessment limits

State of Arizona House of Representatives Forty-seventh Legislature Second Regular Session 2006

HCR 2006

Introduced by Representatives Biggs, Groe, Quelland: McLain

A CONCURRENT RESOLUTION

PROPOSING AMENDMENTS TO THE CONSTITUTION OF ARIZONA; AMENDING ARTICLE IX, SECTIONS 1, 8 AND 8.1, CONSTITUTION OF ARIZONA; REPEALING ARTICLE IX, SECTIONS 18 AND 19, CONSTITUTION OF ARIZONA; AMENDING ARTICLE IX, SECTIONS 20 AND 21, CONSTITUTION OF ARIZONA; AMENDING THE CONSTITUTION OF ARIZONA BY ADDING ARTICLE IX.I; AMENDING ARTICLE XII, SECTION 7, CONSTITUTION OF ARIZONA; RELATING TO PROPERTY TAX.

(TEXT OF BILL BEGINS ON NEXT PAGE)

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Be it resolved by the House of Representatives of the State of Arizona, the Senate concurring:

1. Article IX, section 1, Constitution of Arizona, is proposed to be amended as follows if approved by the voters and on proclamation of the Governor:

1. Surrender of power of taxation; uniformity of taxes

Section 1. The power of taxation shall never be surrendered, suspended or contracted away. Except as provided by section 18 of this article IX.I, all taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax, and shall be levied and collected for public purposes only.

2. Article IX, section 8, Constitution of Arizona, is proposed to be amended as follows if approved by the voters and on proclamation of the Governor:

8. Local debt limits; assent of taxpayers

Section 8. (1) No county, city, town, school district, or other municipal corporation shall for any purpose become indebted in any manner to an amount exceeding six per centum CENT of the taxable property in such county, city, town, school district, or other municipal corporation, without the assent of a majority of the property taxpayers, who must also in all respects be qualified electors, therein voting at an election provided by law to be held for that purpose.

- (2) The value of the taxable property therein to SHALL be ascertained by the last PROPERTY TAX assessment. for state and county purposes, previous to incurring such indebtedness; except, that in incorporated cities and towns assessments shall be taken from the last assessment for city or town purposes; provided, that
- (3) Under no circumstances shall any county or school district become indebted to an amount exceeding fifteen per centum CENT of such taxable property, as shown by the last assessment roll. thereof; and provided further, that
- (4) Any incorporated city or town, with such assent, may be allowed to become indebted to a larger amount, but not exceeding twenty per $\frac{\text{centum}}{\text{centum}}$ CENT additional, for:
- (a) Supplying such city or town with water, artificial light,— or sewers, when the works for supplying such water, light,— or sewers are or shall be owned and controlled by the municipality. , and for
- (b) The acquisition and development by the incorporated city or town of land or interests therein for open space preserves, parks, playgrounds and recreational facilities.

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- $\frac{(2)}{(5)}$ (5) The provisions of section 18, subsections (3), $\frac{(4)}{(5)}$ and $\frac{(6)}{(5)}$ of this article IX.I, SECTION 2 shall not apply to this section.
- 3. Article IX, section 8.1, Constitution of Arizona, is proposed to be amended as follows if approved by the voters and on proclamation of the Governor:

8.1. <u>Unified school district debt limit</u>

- Section 8.1. (1) Notwithstanding the provisions of section 8 of this article, a unified school district may become indebted to an amount not exceeding thirty per cent of the taxable property of the school district, as shown by the last assessment roll thereof.
- (2) For purposes of this section, a unified school district is a single school district which provides education to the area within the district for grades kindergarten through twelve and which area is not subject to taxation by any other common or high school district.
- $\frac{(2)}{(4)}$ (3) The provisions of section 18, subsections (3), $\frac{(4)}{(5)}$ and $\frac{(6)}{(5)}$ of this article IX.I, SECTION 2 shall not apply to this section.
- 4. Article IX, sections 18 and 19, Constitution of Arizona, are proposed to be repealed as follows if approved by the voters and on proclamation of the Governor:

Article IX, sections 18 and 19, Constitution of Arizona, relating to ad valorem property tax limitations, are repealed.

5. Article IX, section 20, Constitution of Arizona, is proposed to be amended as follows if approved by the voters and on proclamation of the Governor:

20. Expenditure limitation; definitions; adjustments; reporting

Section 20. (1) The economic estimates commission shall determine and publish prior to April 1 of each year the expenditure limitation for the following fiscal year for each county, city and town. The expenditure limitations shall be determined by adjusting the amount of actual payments of local revenues for each such political subdivision for fiscal year 1979-1980 to reflect the changes in the population of each political subdivision and the cost of living. The governing board of any political subdivision shall not authorize expenditures of local revenues in excess of the limitation prescribed in this section, except as provided in subsections (2), (6) and (9) of this section.

(2) Expenditures in excess of the limitations determined pursuant to subsection (1) of this section may be authorized as follows:

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- (a) Upon affirmative vote of two-thirds of the members of the governing board for expenditures directly necessitated by a natural or man-made disaster declared by the governor. Any expenditures in excess of the expenditure limitation, as authorized by this paragraph, shall not affect the determination of the expenditure limitation pursuant to subsection (1) of this section in any subsequent years. Any expenditures authorized pursuant to this paragraph shall be made either in the fiscal year in which the disaster is declared or in the succeeding fiscal year.
- (b) Upon the affirmative vote of seventy per cent of the members of the governing board for expenditures directly necessitated by a natural or man-made disaster not declared by the governor, subject to the following:
- (i) The governing board reducing expenditures below the expenditure limitation determined pursuant to subsection (1) of this section by the amount of the excess expenditure for the fiscal year following a fiscal year in which excess expenditures were made pursuant to this paragraph; or
- (ii) Approval of the excess expenditure by a majority of the qualified electors voting either at a special election held by the governing board or at a regularly scheduled election for the nomination or election of the members of the governing board, in the manner provided by law. If the excess expenditure is not approved by a majority of the qualified electors voting, the governing board shall for the fiscal year which immediately follows the fiscal year in which the excess expenditures are made, reduce expenditures below the expenditure limitation determined pursuant to subsection (1) of this section by the amount of the excess expenditures. Any expenditures in excess of the expenditure limitation, as authorized by this paragraph, shall not affect the determination of the expenditure limitation pursuant to subsection (1) of this section in any subsequent Any expenditures pursuant to this paragraph shall be made either in the fiscal year in which the disaster occurs or in the succeeding fiscal year.
- (c) Upon affirmative vote of at least two-thirds of the members of the governing board and approval by a majority of the qualified electors voting either at a special election held by the governing board in a manner prescribed by law, or at a regularly scheduled election for the nomination or election of the members of the governing board. Such approval by a majority of the qualified electors voting shall be for a specific amount in excess of the expenditure limitation, and such approval must occur prior to the fiscal year in which the expenditure

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limitation is to be exceeded. Any expenditures in excess of the expenditure limitation, as authorized by this subdivision, shall not affect the determination of the expenditure limitation pursuant to subsection (1) of this section, in subsequent years.

- (3) As used in this section:
- (a) "Base limit" means the amount of actual payments of local revenues for fiscal year 1979 1980 as used to determine the expenditure limitation pursuant to subsection (1) of this section.
 - (b) "Cost of living" means either:
- (i) The price of goods and services as measured by the implicit price deflator for the gross national product or its successor as reported by the United States department of commerce or its successor agency.
- (ii) A different measure or index of the cost of living adopted at the direction of the legislature, by concurrent resolution, upon affirmative vote of two-thirds of the membership of each house of the legislature. Such measure or index shall apply for subsequent fiscal years, except it shall not apply for the fiscal year following the adoption of such measure or index if the measure or index is adopted after March 1 of the preceding fiscal year.
- (c) "Expenditure" means any authorization for the payment of local revenues.
- (d) "Local revenues" includes all monies, revenues, funds, fees, fines, penalties, tuitions, property and receipts of any kind whatsoever received by or for the account of a political subdivision or any of its agencies, departments, offices, boards, commissions, authorities, councils and institutions, except:
- (i) Any amounts or property received from the issuance or incurrence of bonds or other lawful long-term obligations issued or incurred for a specific purpose, or collected or segregated to make payments or deposits required by a contract concerning such bonds or obligations. For the purpose of this subdivision long-term obligations shall not include warrants issued in the ordinary course of operation or registered for payment, by a political subdivision.
- (ii) Any amounts or property received as payment of dividends or interest, or any gain on the sale or redemption of investment securities, the purchase of which is authorized by law.
- (iii) Any amounts or property received by a political subdivision in the capacity of trustee, custodian or agent.

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- (iv) Any amounts received as grants and aid of any type received from the federal government or any of its agencies.
- (v) Any amounts received as grants, aid, contributions or gifts of any type except amounts received directly or indirectly in lieu of taxes received directly or indirectly from any private agency or organization or any individual.
- (vi) Any amounts received from the state which are included within the appropriation limitation prescribed in section 17 of this article.
- (vii) Any amounts received pursuant to a transfer during a fiscal year from another agency, department, office, board, commission, authority, council or institution of the same political subdivision which were included as local revenues for such fiscal year or which are excluded from local revenue under other provisions of this section.
- (viii) Any amounts or property accumulated for the purpose of purchasing land, buildings or improvements or constructing buildings or improvements, if such accumulation and purpose have been approved by the voters of the political subdivision.
- (ix) Any amounts received pursuant to section 14 of this article which are greater than the amount received in fiscal year 1979-1980.
- (x) Any amounts received in return for goods or services pursuant to a contract with another political subdivision, school district, community college district or the state, and expended by the other political subdivision, school district, community college district or the state pursuant to the expenditure limitation in effect when the amounts are expended by the other political subdivision, school district, community college district or the state.
- (xi) Any amounts expended for the construction, reconstruction, operation or maintenance of a hospital financially supported by a city or town prior to January 1, 1980.
- (xii) Any amounts or property collected to pay the principal of and interest on any warrants issued by a political subdivision and outstanding as of July 1, 1979.
- (xiii) Any amounts received during a fiscal year as refunds, reimbursements or other recoveries of amounts expended which were applied against the expenditure limitation for such fiscal year or which were excluded from local revenues under other provisions of this subsection.
- (xiv) Any amounts received collected by the counties for distribution to school districts pursuant to state law.

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- (e) "Political subdivision" means any county, city or town. This definition applies only to this section and does not otherwise modify the commonly accepted definition of political subdivision.
 - (f) "Population" means either:
- (i) The periodic census conducted by the United States department of commerce or its successor agency, or the annual update of such census by the department of economic security or its successor agency.
- (ii) A different measure or index of population adopted at the direction of the legislature, by concurrent resolution, upon affirmative vote of two-thirds of the membership of each house of the legislature. Such measure or index shall apply for subsequent fiscal years, except it shall not apply for the fiscal year following the adoption of such measure or index if the measure or index is adopted after March 1 of the preceding fiscal year.
- (4) The economic estimates commission shall adjust the base limit to reflect subsequent transfers of all or any part of the cost of providing a governmental function, in a manner prescribed by law. The adjustment provided for in this subsection shall be used in determining the expenditure limitation pursuant to subsection (1) of this section beginning with the fiscal year immediately following the transfer.
- (5) The economic estimates commission shall adjust the base limit to reflect any subsequent annexation, creation of a new political subdivision, consolidation or change in the boundaries of a political subdivision, in a manner prescribed by law. The adjustment provided for in this subsection shall be used in determining the expenditure limitation pursuant to subsection (1) of this section beginning with the fiscal year immediately following the annexation, creation of a new political subdivision, consolidation or change in the boundaries of a political subdivision.
- (6) Any political subdivision may adjust the base limit by the affirmative vote of two-thirds of the members of the governing board or by initiative, in the manner provided by law, and in either instance by approval of the proposed adjustment by a majority of the qualified electors voting at a regularly scheduled general election or at a nonpartisan election held for the nomination or election of the members of the governing board. The impact of the modification of the expenditure limitation shall appear on the ballot and in publicity pamphlets, as provided by law. Any adjustment, pursuant to this subsection, of the base limit shall be used in determining the

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expenditure limitation pursuant to subsection (1) of this section beginning with the fiscal year immediately following the approval, as provided by law.

- (7) The legislature shall provide for expenditure limitations for such special districts as it deems necessary.
- (8) The legislature shall establish by law a uniform reporting system for all political subdivisions or special districts subject to an expenditure limitation pursuant to this section to insure ENSURE compliance with this section. The legislature shall establish by law sanctions and penalties for failure to comply with this section.
- (9) Subsection (1) of this section does not apply to a city or town which at a regularly scheduled election for the nomination or election of members of the governing board of the city or town adopts an expenditure limitation pursuant to this subsection different from the expenditure limitation prescribed by subsection (1) of this section. The governing board of a city or town may by a two-thirds vote provide for referral of an alternative expenditure limitation or the qualified electors may by initiative, in the manner provided by law, propose an alternative expenditure limitation. In a manner provided by law, the impact of the alternative expenditure limitation shall be compared to the impact of the expenditure limitation prescribed by subsection (1) of this section, and the comparison shall appear on the ballot and in publicity pamphlets. If a majority of the qualified electors voting on such issue vote in favor of the alternative expenditure limitation, such limitation shall apply to the city or town. If more than one alternative expenditure limitation is on the ballot and more than one alternative expenditure limitation is approved by the voters, the alternative expenditure limitation receiving the highest number of votes shall apply to such city or town. If an alternative expenditure limitation is adopted, it shall apply for the four succeeding fiscal years. Following the fourth succeeding fiscal year, the expenditure limitation prescribed by subsection (1) of this section shall become the expenditure for the city or town unless limitation an alternative expenditure limitation is approved as provided in this subsection. If a majority of the qualified electors voting on such issue vote against an alternative expenditure limitation, the expenditure limitation prescribed pursuant to subsection (1) of this section shall apply to the city or town, and no new alternative expenditure limitation may be submitted to the voters for a period of at least two years. If an alternative expenditure limitation is adopted pursuant to this subsection,

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the city or town may not conduct an override election provided for in section 19, subsection (4) of this article, during the time period in which the alternative expenditure limitation is in effect.

(10) This section does not apply to any political subdivision until the fiscal year immediately following the first regularly scheduled election after July 1, 1980 for the nomination or election of the members of the governing board of such political subdivision, except that a political subdivision, prior to the fiscal year during which the spending limitation would first become effective, may modify the expenditure limitation prescribed pursuant to subsection (1) of this section, by the provisions prescribed by subsections (2) and (6) of this section, or may adopt an alternative expenditure limitation pursuant to subsection (9) of this section.

A county may conduct a special election to exceed the expenditure limitation prescribed pursuant to subsection (1) of this section for the fiscal years 1982-1983 and 1983-1984, on the first Tuesday after the first Monday in November in 1981.

- (11) "City", as used in this article, means city or charter city.
- 6. Article IX, section 21, Constitution of Arizona, is proposed to be amended as follows if approved by the voters and on proclamation of the Governor:

21. Expenditure limitations for school districts and community college districts

Section 21. (1) The economic estimates commission shall determine and publish prior to April 1 of each year the expenditure limitation for the following fiscal year for each community college district. The expenditure limitations shall be determined by adjusting the amount of expenditures of local revenues for each such district for fiscal year 1979-1980 to reflect the changes in the student population of each district and the cost of living. The governing board of any community college district shall not authorize expenditures of local revenues in excess of the limitation prescribed in this section, except in the manner provided by law.

(2) The economic estimates commission shall determine and publish prior to May 1 of each year the aggregate expenditure limitation for all school districts for the following fiscal year. The aggregate expenditure limitation shall be determined by adjusting the total amount of expenditures of local revenues for all school districts for fiscal year 1979-1980 to reflect the changes in student population in the school districts and the cost of living, and multiplying the result by 1.10. The

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aggregate expenditures of local revenues for all school districts shall not exceed the limitation prescribed in this section, except as provided in subsection (3) of this section.

- (3) Expenditures in excess of the limitation determined pursuant to subsection (2) of this section may be authorized by the legislature for a single fiscal year, by concurrent resolution, upon affirmative vote of two-thirds of the membership of each house of the legislature.
 - (4) As used in this section:
 - (a) "Cost of living" means either:
- (i) The price of goods and services as measured by the implicit price deflator for the gross national product or its successor as reported by the United States department of commerce, or its successor agency.
- (ii) A different measure or index of the cost of living adopted at the direction of the legislature, by concurrent resolution, upon affirmative vote of two-thirds of the membership of each house of the legislature. Such measure or index shall apply for subsequent fiscal years, except it shall not apply for the fiscal year following the adoption of such measure or index if the measure or index is adopted after March 1 of the preceding fiscal year.
- (b) "Expenditure" means any amounts budgeted to be paid from local revenues as prescribed by law.
- (c) "Local revenues" includes all monies, revenues, funds, property and receipts of any kind whatsoever received by or for the account of a school district or community college district or any of its agencies, departments, offices, boards, commissions, authorities, councils and institutions, except:
- (i) Any amounts or property received from the issuance or incurrence of bonds, or other lawful long-term obligations issued or incurred for a specific purpose, or any amounts or property collected or segregated to make payments or deposits required by a contract concerning such bonds or obligations. For the purpose of this subdivision, long-term obligations shall not include warrants issued in the ordinary course of operation or registered for payment by a political subdivision.
- (ii) Any amounts or property received as payment of dividends and interest, or any gain on the sale or redemption of investment securities, the purchase of which is authorized by law.
- (iii) Any amounts or property received by a school district or community college district in the capacity of trustee, custodian or agent.

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- (iv) Any amounts received as grants and aid of any type received from the federal government or any of its agencies except school assistance in federally affected areas.
- (v) Any amounts or property received as grants, gifts, aid or contributions of any type except amounts received directly or indirectly in lieu of taxes received directly or indirectly from any private agency or organization, or any individual.
- (vi) Any amounts received from the state for the purpose of purchasing land, buildings or improvements or constructing buildings or improvements.
- (vii) Any amounts received pursuant to a transfer during a fiscal year from another agency, department, office, board, commission, authority, council or institution of the same community college district or school district which were included as local revenues for such fiscal year or which are excluded from local revenue under other provisions of this subsection.
- (viii) Any amounts or property accumulated by a community college district for the purpose of purchasing land, buildings or improvements or constructing buildings or improvements.
- (ix) Any amounts received in return for goods or services pursuant to a contract with another political subdivision, school district, community college district or the state and expended by the other political subdivision, school district, community college district or the state pursuant to the expenditure limitation in effect when the amounts are expended by the other political subdivision, school district, community college district or the state.
- $\mbox{(x)}$ Any amounts received as tuition or fees directly or indirectly from any public or private agency or organization or any individual.
- (xi) Any ad valorem taxes received pursuant to an election to exceed the limitation prescribed by section 19 of this article or for the purposes of funding expenditures in excess of the expenditure limitations prescribed by subsection (7) of this section.
- (xii) Any amounts received during a fiscal year as refunds, reimbursements or other recoveries of amounts expended which were applied against the expenditure limitation for such fiscal year or which were excluded from local revenues under other provisions of this subsection.
- (d) For the purpose of subsection (2) of this section, the following items are also excluded from local revenues of school districts:

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- (i) Any amounts received as the proceeds from the sale, OR lease or rental FOR ANY PERIOD OF TIME of school property as authorized by law.
- (ii) Any amounts received from the capital levy as authorized by law.
- (iii) Any amounts received from the acquisition, operation, or maintenance of school services of a commercial nature which are entirely or predominantly self-supporting.
- (iv) Any amounts received for the purpose of funding expenditures authorized in the event of destruction of or damage to the facilities of a school district as authorized by law.
- (v) Any revenues derived from an additional state transaction privilege tax rate increment for educational purposes that was authorized by the voters before January 1, 2001.
- (vi) Any amounts received pursuant to article XI, section 8, constitution of Arizona, that are approved by the majority of qualified voters at a statewide general election held after November 1, 2002, and before January 1, 2003.
- (e) "Student population" means the number of actual, full-time or the equivalent of actual full-time students enrolled in the school district or community college district determined in a manner prescribed by law.
- (5) The economic estimates commission shall adjust the amount of expenditures of local revenues in fiscal year 1979-1980, as used to determine the expenditure limitation pursuant to subsection (1) or (2) of this section, to reflect subsequent transfers of all or any part of the cost of providing a governmental function, in a manner prescribed by law. The adjustment provided for in this subsection shall be used in determining the expenditure limitation pursuant to subsection (1) or (2) of this section beginning with the fiscal year immediately following the transfer.
- (6) The economic estimates commission shall adjust the amount of expenditures of local revenues in fiscal year 1979-1980, as used to determine the expenditure limitation of a community college district pursuant to subsection (1) of this section, to reflect any subsequent annexation, creation of a new district, consolidation or change in the boundaries of a district, in a manner prescribed by law. The adjustment provided for in this subsection shall be used in determining the expenditure limitation pursuant to subsection (1) of this section beginning with the fiscal year immediately following the annexation, creation of a new district, consolidation or change in the boundaries of a district.

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- (7) The legislature shall establish by law expenditure limitations for each school district beginning with the fiscal year beginning July 1, 1980. Expenditures by a school district in excess of such an expenditure limitation must be approved by a majority of the electors voting on the excess expenditures.
- (8) The legislature shall establish by law a uniform reporting system for school districts and community college districts to ensure compliance with this section. The legislature shall establish by law sanctions and penalties for failure to comply with this section.
- 7. Article IX.I, Constitution of Arizona, is proposed to be added as follows if approved by the voters and on proclamation of the Governor:

 ARTICLE IX.I. PROPERTY TAX AND ASSESSMENT LIMITS
 - 1. <u>Limitation on ad valorem property taxes; exceptions</u>
 SECTION 1. A. THE MAXIMUM AMOUNT OF ANY AD VALOREM
 PROPERTY TAX ON REAL PROPERTY AND IMPROVEMENTS SHALL NOT EXCEED
 ONE PER CENT OF THE FULL CASH VALUE OF THE PROPERTY.
 - B. THE LIMITATION PRESCRIBED BY SUBSECTION A DOES NOT APPLY TO AD VALOREM PROPERTY TAXES OR SPECIAL ASSESSMENTS LEVIED TO PAY THE PRINCIPAL OF AND INTEREST AND REDEMPTION CHARGES ON:
 - 1. BONDED INDEBTEDNESS OR OTHER LAWFUL LONG-TERM OBLIGATIONS ISSUED OR INCURRED BEFORE JANUARY 1, 2007.
 - 2. ANY BONDED INDEBTEDNESS OR OTHER LAWFUL LONG-TERM OBLIGATIONS FOR THE ACQUISITION OR IMPROVEMENT OF REAL PROPERTY ISSUED OR INCURRED PURSUANT TO APPROVAL BY AT LEAST TWO-THIRDS OF THE VOTES CAST BY THE QUALIFIED ELECTORS VOTING ON THE PROPOSITION.
 - 3. ANY BONDED INDEBTEDNESS OR OTHER LAWFUL LONG-TERM OBLIGATIONS OF A SCHOOL DISTRICT OR COMMUNITY COLLEGE DISTRICT FOR THE CONSTRUCTION, RECONSTRUCTION, REHABILITATION, REPLACEMENT, FURNISHING OR EQUIPPING OF SCHOOL FACILITIES OR THE ACQUISITION OR LEASE OF REAL PROPERTY FOR SCHOOL FACILITIES, ISSUED OR INCURRED PURSUANT TO APPROVAL BY AT LEAST FIFTY-FIVE PER CENT OF THE VOTES CAST BY THE QUALIFIED ELECTORS OF THE DISTRICT VOTING ON THE PROPOSITION. THIS PARAGRAPH APPLIES ONLY IF THE PROPOSITION APPROVED BY THE ELECTORS AND RESULTING IN THE INDEBTEDNESS OR OBLIGATION INCLUDES ALL OF THE FOLLOWING ACCOUNTABILITY REQUIREMENTS:
 - (a) A REQUIREMENT THAT THE PROCEEDS FROM THE SALE OF THE BONDS OR OTHER OBLIGATIONS BE USED ONLY FOR THE PURPOSES SPECIFIED IN THIS PARAGRAPH AND NOT FOR ANY OTHER PURPOSE, SUCH AS EMPLOYEE COMPENSATION OR OTHER OPERATING EXPENSES.
 - (b) A LIST OF THE SPECIFIC SCHOOL FACILITY PROJECTS TO BE FUNDED AND A CERTIFICATION THAT THE DISTRICT GOVERNING BOARD HAS

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- EVALUATED SAFETY, CLASS SIZE REDUCTION AND INFORMATION TECHNOLOGY NEEDS IN DEVELOPING THAT LIST.
- (c) A REQUIREMENT THAT THE DISTRICT GOVERNING BOARD CONDUCT AN ANNUAL INDEPENDENT PERFORMANCE AUDIT TO ENSURE THAT THE REVENUE FROM THE INDEBTEDNESS OR OBLIGATION HAS BEEN SPENT ONLY FOR THE SPECIFICALLY LISTED PROJECTS.
- (d) A REQUIREMENT THAT THE DISTRICT GOVERNING BOARD CONDUCT AN ANNUAL INDEPENDENT FINANCIAL AUDIT OF THE REVENUE FROM THE INDEBTEDNESS OR OBLIGATION UNTIL ALL OF THE REVENUE HAS BEEN SPENT FOR THE LISTED PROJECTS.
 - 2. Full cash value

SECTION 2. A. FOR THE PURPOSES OF COMPUTING THE LIMITATION PRESCRIBED BY SECTION 1 OF THIS ARTICLE:

- 1. "FULL CASH VALUE" MEANS EITHER:
- (a) THE VALUATION OF REAL PROPERTY DETERMINED FOR PURPOSES OF THE 2005 TAX ROLL. IF REAL PROPERTY IS NOT ALREADY ASSESSED AT THE 2005 VALUATION, IT MAY BE REASSESSED TO REFLECT THAT VALUE.
- (b) IN THE CASE OF NEW CONSTRUCTION OR A CHANGE IN OWNERSHIP AFTER THE 2005 VALUATION, THE APPRAISED VALUE OF THE PROPERTY IN THE FIRST YEAR THAT THE NEW CONSTRUCTION OR THE NEW OWNERSHIP APPEARS ON THE TAX ROLL.
 - 2. THE FULL CASH VALUE BASE SHALL BE:
- (a) ADJUSTED ANNUALLY ACCORDING TO CHANGES IN THE CONSUMER PRICE INDEX, OR A COMPARABLE INFLATION INDEX PRESCRIBED BY LAW, BUT SHALL NOT BE INCREASED IN ANY YEAR BY MORE THAN TWO PER CENT.
- (b) REDUCED AS NECESSARY TO REFLECT SUBSTANTIAL DAMAGE, DESTRUCTION OR OTHER FACTORS THAT CAUSE A REDUCTION IN VALUE.
- B. THE LEGISLATURE MAY EXCLUDE ANY OF THE FOLLOWING FROM THE DETERMINATION OF FULL CASH VALUE OR CONSIDERATION AS NEW CONSTRUCTION:
 - 1. ANY ACTIVE SOLAR ENERGY SYSTEM.
- 2. ANY FIRE SPRINKLER OR OTHER FIRE EXTINGUISHING SYSTEM, FIRE DETECTION SYSTEM OR FIRE-RELATED EGRESS IMPROVEMENT.
- 3. ANY IMPROVEMENT, CONSTRUCTION, INSTALLATION OR MODIFICATION TO MAKE A SINGLE OR MULTIPLE FAMILY RESIDENTIAL PROPERTY ACCESSIBLE TO OR USABLE BY A DISABLED PERSON.
- C. A TRANSFER OF TITLE TO REAL PROPERTY BETWEEN SPOUSES DOES NOT CONSTITUTE A CHANGE IN OWNERSHIP FOR THE PURPOSES OF THIS SECTION, INCLUDING THE FOLLOWING TRANSACTIONS:
- 1. TRANSFERS TO A TRUSTEE FOR THE BENEFICIAL USE OF A SPOUSE OR A SURVIVING SPOUSE OR FROM A TRUSTEE TO THE SPOUSE OF THE TRUSTOR.

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- 2. TRANSFERS TO A SURVIVING SPOUSE THAT TAKE EFFECT ON THE DEATH OF A SPOUSE.
- 3. IN CONNECTION WITH A PROPERTY SETTLEMENT AGREEMENT, A DECREE OF DISSOLUTION OF A MARRIAGE OR A LEGAL SEPARATION:
 - (a) TRANSFERS TO A SPOUSE OR FORMER SPOUSE.
- (b) THE DISTRIBUTION OF A LEGAL ENTITY'S PROPERTY TO A SPOUSE OR FORMER SPOUSE IN EXCHANGE FOR THE SPOUSE'S INTEREST IN THE LEGAL ENTITY.
- 4. THE CREATION, TRANSFER OR TERMINATION, SOLELY BETWEEN SPOUSES, OF ANY CO-OWNER'S INTEREST.
- D. THE FOLLOWING TRANSFERS OF TITLE, WHETHER VOLUNTARY OR BY COURT ORDER OR JUDICIAL DECREE, DO NOT CONSTITUTE A CHANGE IN OWNERSHIP FOR THE PURPOSES OF THIS SECTION:
- 1. A TRANSFER OF THE FOLLOWING PROPERTY BETWEEN ONE OR MORE PARENTS AND ONE OR MORE OF THE PARENTS' CHILDREN:
 - (a) THE PRINCIPAL RESIDENCE OF THE TRANSFER.
- (b) THE FIRST ONE MILLION DOLLARS OF THE FULL CASH VALUE OF ALL OTHER REAL PROPERTY.
- 2. A TRANSFER OF PROPERTY LISTED UNDER PARAGRAPH 1 OF THIS SUBSECTION BETWEEN GRANDPARENTS AND ONE OR MORE OF THEIR GRANDCHILDREN IF THE PARENT OF THE GRANDCHILDREN. WHO WAS THE CHILD OF THE GRANDPARENTS, IS DECEASED. THIS PARAGRAPH DOES NOT APPLY IN THE CASE OF A TRANSFEREE GRANDCHILD OR GRANDCHILDREN WHO ALSO RECEIVED A PRINCIPAL RESIDENCE OR INTEREST IN A PRINCIPAL RESIDENCE THROUGH ANOTHER TRANSFER THAT WAS EXCLUDABLE PURSUANT TO PARAGRAPH 1, SUBDIVISION (a) OF THIS SUBSECTION. THE FULL CASH VALUE OF ANY REAL PROPERTY, OTHER THAN A PRINCIPAL RESIDENCE, THAT WAS TRANSFERRED TO A GRANDCHILD OR GRANDCHILDREN PURSUANT TO A TRANSFER THAT WAS EXCLUDABLE UNDER PARAGRAPH 1, SUBDIVISION (b) OF THIS SUBSECTION AND THE FULL CASH VALUE OF A PRINCIPAL RESIDENCE THAT FAILS TO QUALIFY FOR EXCLUSION UNDER THIS PARAGRAPH SHALL BE INCLUDED IN APPLYING FOR THE PURPOSES OF THIS PARAGRAPH THE ONE MILLION DOLLAR FULL CASH VALUE LIMIT PRESCRIBED IN PARAGRAPH 1, SUBDIVISION (b) OF THIS SUBSECTION.
- E. PROPERTY THAT IS RECONSTRUCTED AFTER A DISASTER AS DECLARED BY THE GOVERNOR IS NOT CONSIDERED TO BE NEW CONSTRUCTION IF THE FAIR MARKET VALUE OF THE PROPERTY AS RECONSTRUCTED IS COMPARABLE TO THE FAIR MARKET VALUE BEFORE THE DISASTER.
- F. AN ACQUISITION OF REAL PROPERTY AS A REPLACEMENT FOR COMPARABLE PROPERTY IS NOT CONSIDERED TO BE A CHANGE IN OWNERSHIP IF BOTH OF THE FOLLOWING CONDITIONS APPLY:
- 1. THE PERSON ACQUIRING THE NEW PROPERTY HAS BEEN DISPLACED FROM THE PROPERTY REPLACED BY EMINENT DOMAIN PROCEEDINGS OR OTHER ACQUISITION BY A PUBLIC ENTITY OR ANY

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GOVERNMENTAL ACTION THAT RESULTS IN A JUDGMENT OF INVERSE CONDEMNATION.

2. THE PROPERTY ACQUIRED IS SIMILAR IN SIZE, UTILITY AND FUNCTION TO THE PROPERTY REPLACED OR IF IT OTHERWISE CONFORMS TO STANDARDS PRESCRIBED BY LAW GOVERNING THE RELOCATION OF PERSONS DISPLACED BY GOVERNMENTAL ACTIONS.

3. Transfer of base year value

SECTION 3. A. THE LEGISLATURE MAY PROVIDE THAT UNDER APPROPRIATE CIRCUMSTANCES AND PURSUANT TO DEFINITIONS AND PROCEDURES ESTABLISHED BY THE LEGISLATURE, A PERSON WHO IS OVER FIFTY-FIVE YEARS OF AGE, OR WHO IS SEVERELY DISABLED, MAY TRANSFER THE BASE YEAR VALUE OF THE PERSON'S PRINCIPAL RESIDENCE IN THIS STATE TO COMPARABLE REPLACEMENT RESIDENTIAL PROPERTY OF EQUAL OR LESSER VALUE LOCATED IN THE SAME COUNTY AND PURCHASED OR NEWLY CONSTRUCTED AS THE PERSON'S PRINCIPAL RESIDENCE WITHIN TWO YEARS AFTER THE SALE OR OTHER DISPOSITION OF THE ORIGINAL PROPERTY.

- B. THE LEGISLATURE SHALL PROVIDE THAT THE BASE YEAR VALUE OF PROPERTY THAT IS SUBSTANTIALLY DAMAGED OR DESTROYED BY A DISASTER AS DECLARED BY THE GOVERNOR MAY BE TRANSFERRED TO COMPARABLE REPLACEMENT PROPERTY IN THE SAME COUNTY THAT IS ACQUIRED OR NEWLY CONSTRUCTED WITHIN THREE YEARS AS A REPLACEMENT FOR THE SUBSTANTIALLY DAMAGED OR DESTROYED PROPERTY. TO QUALIFY FOR PURPOSES OF THIS SUBSECTION, PROPERTY MUST SUSTAIN PHYSICAL DAMAGE OR PERMANENTLY RESTRICTED ACCESS AMOUNTING TO A REDUCTION OF MORE THAN ONE-HALF OF ITS VALUE IMMEDIATELY BEFORE THE DISASTER.
- C. THE LEGISLATURE MAY AUTHORIZE THE COUNTY BOARD OF SUPERVISORS, AFTER CONSULTATION WITH ANY AFFECTED LOCAL TAXING JURISDICTIONS IN THE COUNTY, TO ADOPT AN ORDINANCE EXTENDING THE APPLICATION OF THIS SECTION TO SITUATIONS WHERE THE ORIGINAL PROPERTY IS LOCATED IN ANOTHER COUNTY IN THIS STATE.
 - D. FOR THE PURPOSES OF THIS SECTION:
- 1. A PERSON WHO IS OVER FIFTY-FIVE YEARS OF AGE INCLUDES A MARRIED COUPLE, EITHER OF WHOM IS OVER FIFTY-FIVE YEARS OF AGE.
- 2. "REPLACEMENT RESIDENTIAL PROPERTY" MEANS A BUILDING, STRUCTURE OR OTHER SHELTER CONSTITUTING A PLACE OF ABODE, WHETHER REAL OR PERSONAL PROPERTY, AND ANY LAND ON WHICH IT IS SITUATED.
- 3. REPLACEMENT PROPERTY IS CONSIDERED TO BE COMPARABLE TO THE ORIGINAL PROPERTY IF IT IS SIMILAR IN SIZE, UTILITY AND FUNCTION TO THE PROPERTY THAT IT REPLACES AND IF THE FAIR MARKET VALUE IS EQUAL TO OR LESS THAN THE FAIR MARKET VALUE OF THE REPLACED PROPERTY.

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- 4. A TWO-DWELLING UNIT IS CONSIDERED TO BE TWO SEPARATE SINGLE-FAMILY RESIDENCES.
 - 4. Qualified contaminated property: transfer of base year value: repair or reconstruction of damaged structures: definition

SECTION 4. A. THE LEGISLATURE SHALL PROVIDE THAT EITHER, BUT NOT BOTH, OF THE FOLLOWING SHALL APPLY WITH RESPECT TO OUALIFIED CONTAMINATED PROPERTY:

- 1. THE BASE YEAR VALUE OF THE QUALIFIED CONTAMINATED PROPERTY MAY BE TRANSFERRED TO A REPLACEMENT PROPERTY THAT IS ACQUIRED OR NEWLY CONSTRUCTED AS A REPLACEMENT FOR THE QUALIFIED CONTAMINATED PROPERTY, IF THE REPLACEMENT PROPERTY:
- (a) HAS A FAIR MARKET VALUE THAT IS EQUAL TO OR LESS THAN THE FAIR MARKET VALUE OF THE QUALIFIED CONTAMINATED PROPERTY, IF THAT PROPERTY WERE NOT CONTAMINATED.
- (b) IS LOCATED IN THE SAME COUNTY, EXCEPT THAT THE LEGISLATURE MAY AUTHORIZE THE COUNTY BOARD OF SUPERVISORS, AFTER CONSULTATION WITH ANY AFFECTED LOCAL TAXING JURISDICTIONS IN THE COUNTY, TO ADOPT AN ORDINANCE EXTENDING THE APPLICATION OF THIS SECTION TO SITUATIONS WHERE THE ORIGINAL PROPERTY IS LOCATED IN ANOTHER COUNTY IN THIS STATE.
- (c) IS ACQUIRED OR NEWLY CONSTRUCTED WITHIN FIVE YEARS AFTER OWNERSHIP IF THE QUALIFIED CONTAMINATED PROPERTY IS SOLD OR OTHERWISE TRANSFERRED.
- 2. IF THE REMEDIATION OF THE ENVIRONMENTAL PROBLEMS IN THE QUALIFIED CONTAMINATED PROPERTY REQUIRES THE DESTRUCTION OF, OR RESULTS IN SUBSTANTIAL DAMAGE TO, A STRUCTURE LOCATED ON THE PROPERTY, THE REPAIR OF A SUBSTANTIALLY DAMAGED STRUCTURE OR THE CONSTRUCTION OF A NEW STRUCTURE TO REPLACE A DESTROYED STRUCTURE ON THE PROPERTY DOES NOT CONSTITUTE NEW CONSTRUCTION FOR THE PURPOSES OF SECTION 2 OF THIS ARTICLE IF THE REPAIRED OR REPLACEMENT STRUCTURE IS SIMILAR IN SIZE, UTILITY AND FUNCTION TO THE ORIGINAL STRUCTURE.
- B. FOR THE PURPOSES OF THIS SECTION, "QUALIFIED CONTAMINATED PROPERTY" MEANS ANY REAL PROPERTY THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS.
- 1. IN THE CASE OF RESIDENTIAL PROPERTY, IS RENDERED UNINHABITABLE AND IN THE CASE OF NONRESIDENTIAL PROPERTY, IS RENDERED UNUSABLE AS THE RESULT OF EITHER ENVIRONMENTAL PROBLEMS, IN THE NATURE OF AND INCLUDING THE PRESENCE OF TOXIC HAZARDOUS MATERIALS. 0R THE REMEDIATION 0F **THOSE** PROBLEMS. UNLESS THE EXISTENCE ENVIRONMENTAL ENVIRONMENTAL PROBLEMS WAS KNOWN TO THE OWNER, OR TO A RELATED INDIVIDUAL OR ENTITY AS DESCRIBED IN PARAGRAPH 4 OF THIS

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- SUBSECTION AT THE TIME THE REAL PROPERTY WAS ACQUIRED OR CONSTRUCTED. FOR THE PURPOSES OF THIS PARAGRAPH:
- (a) RESIDENTIAL REAL PROPERTY IS UNINHABITABLE IF THE PROPERTY, AS A RESULT OF HEALTH HAZARDS CAUSED BY OR ASSOCIATED WITH THE ENVIRONMENTAL PROBLEMS, IS UNFIT FOR HUMAN HABITATION.
- (b) NONRESIDENTIAL REAL PROPERTY IS UNUSABLE IF THE PROPERTY, AS A RESULT OF HEALTH HAZARDS CAUSED BY OR ASSOCIATED WITH THE ENVIRONMENTAL PROBLEMS, IS UNHEALTHY AND UNSUITABLE FOR OCCUPANCY.
- 2. IS LOCATED ON A SITE THAT IS DESIGNATED AS A TOXIC OR ENVIRONMENTAL HAZARD OR AS AN ENVIRONMENTAL CLEANUP SITE BY AN AGENCY OF THIS STATE OR THE UNITED STATES.
- 3. THE REAL PROPERTY CONTAINS A STRUCTURE OR STRUCTURES BEFORE COMPLETION OF ENVIRONMENTAL CLEANUP ACTIVITIES, AND THE STRUCTURE OR STRUCTURES ARE SUBSTANTIALLY DAMAGED OR DESTROYED AS A RESULT OF THOSE ENVIRONMENTAL CLEANUP ACTIVITIES.
- 4. THE LEAD GOVERNMENTAL AGENCY STIPULATES, WITH RESPECT TO THE ENVIRONMENTAL PROBLEMS OR CLEANUP, THAT THE PROPERTY WAS NOT RENDERED UNINHABITABLE OR UNUSABLE BY ANY ACT OR OMISSION IN WHICH AN OWNER OF THE PROPERTY PARTICIPATED OR ACQUIESCED. IT IS A REBUTTABLE PRESUMPTION THAT AN OWNER OF THE REAL PROPERTY PARTICIPATED OR ACQUIESCED IN ANY ACT OR OMISSION THAT RENDERED THE PROPERTY UNINHABITABLE OR UNUSABLE IF THE OWNER IS RELATED TO ANY INDIVIDUAL OR ENTITY THAT COMMITTED THAT ACT OR OMISSION IN ANY OF THE FOLLOWING WAYS:
- (a) IS A SPOUSE, PARENT, CHILD, GRANDPARENT, GRANDCHILD OR SIBLING OF THAT INDIVIDUAL.
- (b) IS A CORPORATE PARENT, SUBSIDIARY OR AFFILIATE OF THAT ENTITY.
 - (c) IS AN OWNER OF, OR HAS CONTROL OF, THAT ENTITY.
 - (d) IS OWNED OR CONTROLLED BY THAT ENTITY.
- 8. Article XII, section 7, Constitution of Arizona, is proposed to be amended as follows if approved by the voters and on proclamation of the Governor:

7. <u>County charter provisions</u>

Section 7. A. Charter counties continue to be political subdivisions of this state that exist to aid in the administration of this state's laws and for purposes of self-government. Except as otherwise provided in this article the powers of the legislature over counties are not affected by this section and sections 5, 6, 8 and 9 of this article. Charter counties shall provide the same state mandated services and perform the same state mandated functions as non-charter counties. Charter counties may exercise, if provided by the charter, all powers over local concerns of the county consistent

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with, and subject to, the constitution and the laws of this state. In matters of strictly local municipal concern, charters adopted pursuant to article XIII shall control in any case of conflict with a county charter adopted pursuant to this article.

- B. If a county has framed and adopted a charter and the charter is approved by the governor as provided in this article, the county shall be governed by the terms of its charter and ordinances passed pursuant to its charter. If the charter has been framed, adopted and approved and any of its provisions are in conflict with any county ordinance, rule or regulation relating to local concerns of the counties in force at the time of the adoption and approval of the charter, the provisions of the charter prevail notwithstanding the conflict and operate as a repeal or suspension of the law to the extent of conflict, and the law is not thereafter operative as to such conflict.
- C. Notwithstanding article IX, section 1, if proposed and approved in the charter, a charter county may levy and collect:
- 1. Taxes on a countywide basis to provide services on a countywide basis.
- 2. Taxes on a specially designated area basis to provide services or special levels of service to that area.
- All taxes levied pursuant to this subsection shall be uniform upon the same class of property within the territorial limits of the county or the specially designated area and shall be levied and collected for public purposes only.
- D. The decision to include a charter provision authorizing taxation pursuant to subsection C, paragraph 1 or 2 of this section shall be placed on the ballot as separate questions at the election to ratify the charter and must be approved by a majority of the qualified electors voting at the election. The result of the voting on either provision authorizing taxation does not affect the result of the voting to ratify the charter. Charter provisions authorizing taxation pursuant to subsection C, paragraph 1 or 2 of this section may also be proposed by an amendment to the charter pursuant to section 6 of this article.
- E. If the authority to tax pursuant to subsection C, paragraph 2 of this section is approved for inclusion in the charter, any new tax proposed by the county under subsection C, paragraph 2 of this section shall be voted on by the qualified electors of the specially designated area. The tax must be ratified by a majority vote of the qualified electors voting at the election.

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- F. A transaction privilege tax, use tax or similar tax levied by a county pursuant to subsection C, paragraph 1 of this section:
- 1. May be imposed on only those business activities, or on the use, storage or consumption, which are subject to the comparable state transaction privilege tax, use tax or similar tax.
- 2. Shall provide all exclusion and exemptions provided by, and administrative provisions consistent with, the comparable state transaction privilege tax, use tax or similar tax.
- G. All taxes levied under subsection F of this section shall not exceed an aggregate rate of two per cent when combined with existing taxes levied pursuant to title 42, chapter 8.3.
- H. If approved in the charter, a charter county may adopt fees and fee schedules for any county products and county service delivery it provides in the conduct of any official business. Notwithstanding any fee schedules or individual charges provided by state law, the governing body of a charter county may adopt an alternate fee schedule or individual charge. Any fee or charge established pursuant to this section shall be attributable to and defray or cover the current or future costs of the product or service delivery for which the fee or charge is assessed.
- 9. The Secretary of State shall submit this proposition to the voters at the next general election as provided by article XXI, Constitution of Arizona.

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